

2112 THIRD AVENUE



FOR SALE

\$6,750,000

36,271 SF OFFICE BUILDING

Seattle, WA 98121

JLL is pleased to present the opportunity to acquire 2112 Third Avenue, a geographically well-positioned six-story office building in Seattle's Belltown neighborhood.

This 36,271-square-foot property features four floors of commercial office space with an average floor plate of approximately 6,018 square feet, offering exceptional flexibility for owner-user operations in a prime urban location. The building includes a significant parking component with 36 secured stalls across two levels, providing a rare and valuable amenity that enhances operational efficiency and employee convenience in this dense market area. Originally constructed in 1970 and renovated in 2008, the property presents an excellent opportunity for ownership and occupancy, allowing businesses to build equity while controlling their real estate destiny in the heart of Seattle's thriving Belltown district.

ROB NIELSEN

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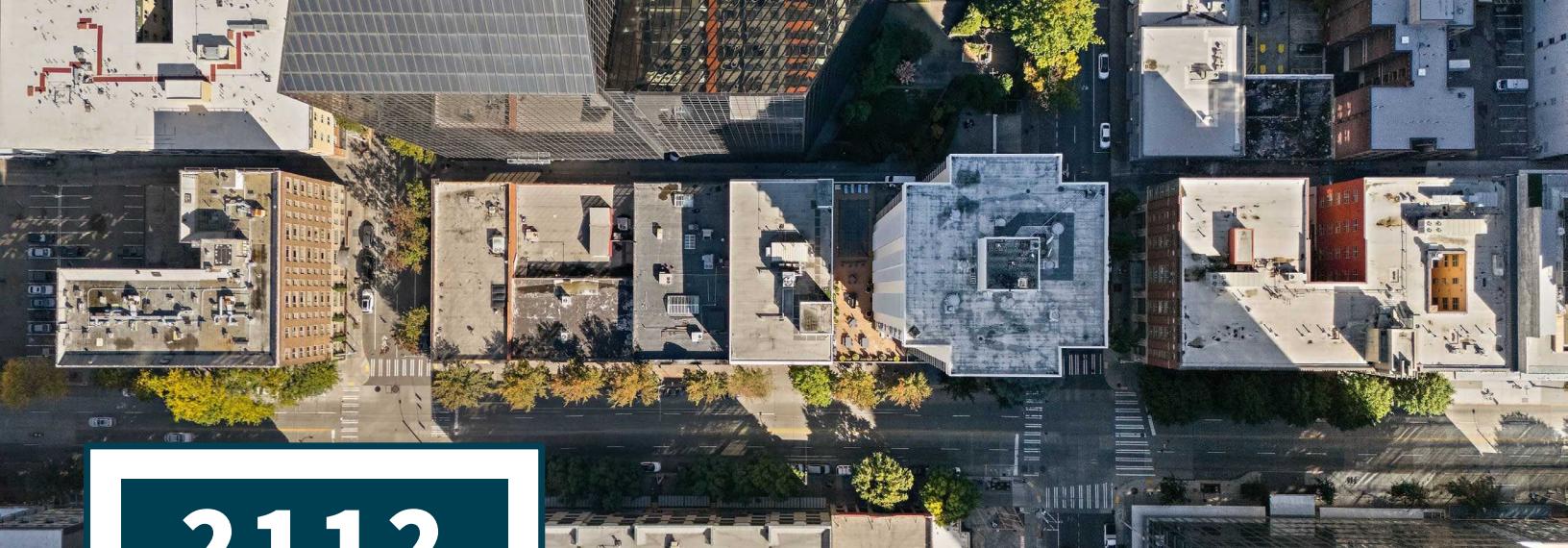
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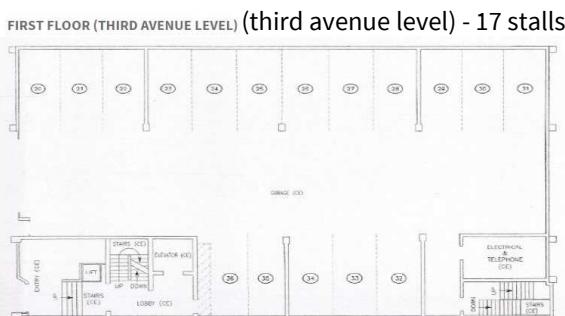
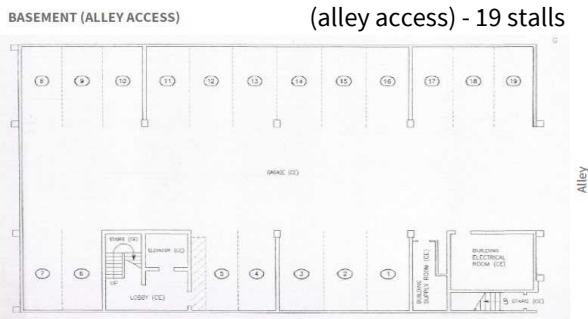




2112

THIRD AVENUE

PARKING



PROPERTY OVERVIEW

ADDRESS: 2112 3rd Avenue, Seattle, WA 98121

PARCEL: 872731-0000

ZONING: DMR/R 145/65

SITE AREA: 6,480 SF / 0.15 AC

BUILDING TYPE: Office

RENTABLE AREA: 36,271 SF

YEAR BUILT/RENOVATED: 1970 / 2008

STORIES: 5-story building

STYLE: Concrete

PARKING: 3rd Avenue grade-level and alley-level parking. 36 stalls total



Excellent
Transit Access



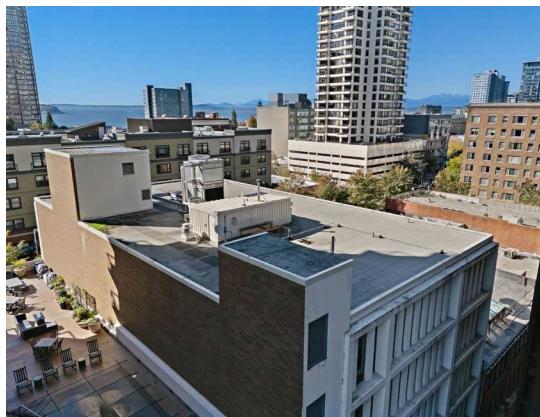
Nearby
Waterfront
Connection



Vibrant Dining
& Entertainment



Walkable
City-Scape





FLOOR PLANS



FLOOR 2

[VIEW VIRTUAL TOUR](#) 



FLOOR 3

[VIEW VIRTUAL TOUR](#) 



FLOOR 4

[VIEW VIRTUAL TOUR](#) 

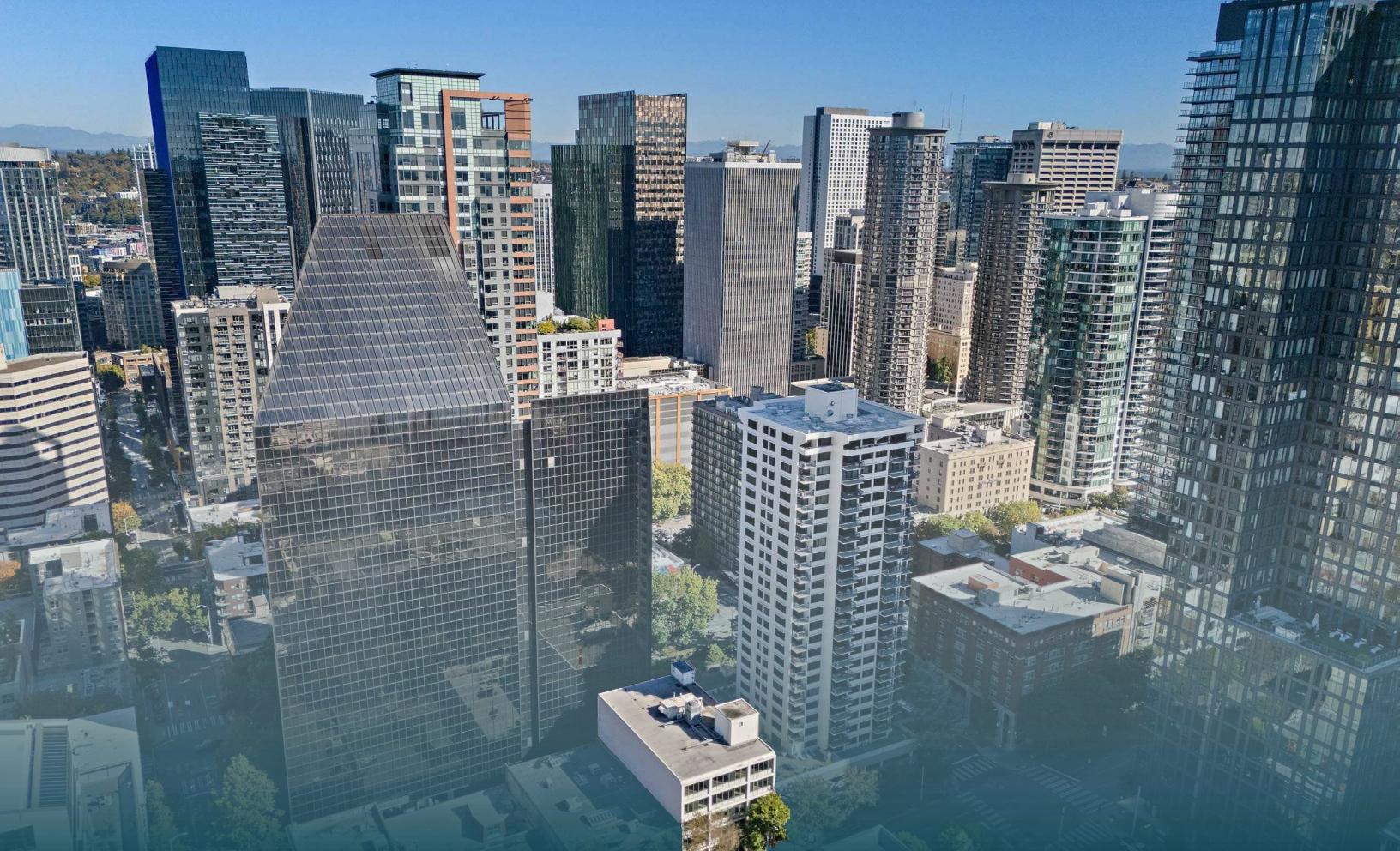


FLOOR 5

[VIEW VIRTUAL TOUR](#) 

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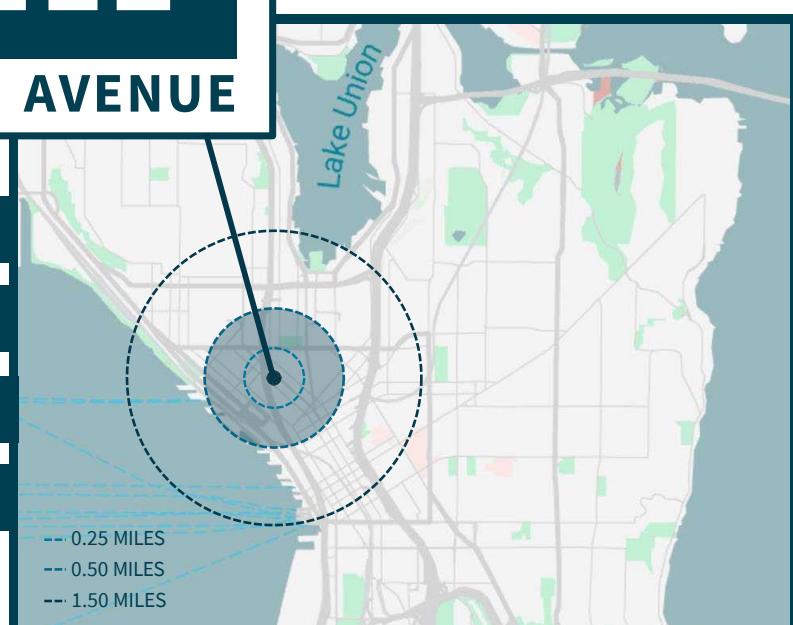
98 WALK SCORE

100 TRANSIT SCORE

\$176K AVERAGE HOUSEHOLD INCOME

225K TOTAL DAYTIME POPULATION

Based on 2025 1-mile radius



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